

## TOWN OF CLINTON

INCORPORATED APRIL 5, 1865

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## MEMO

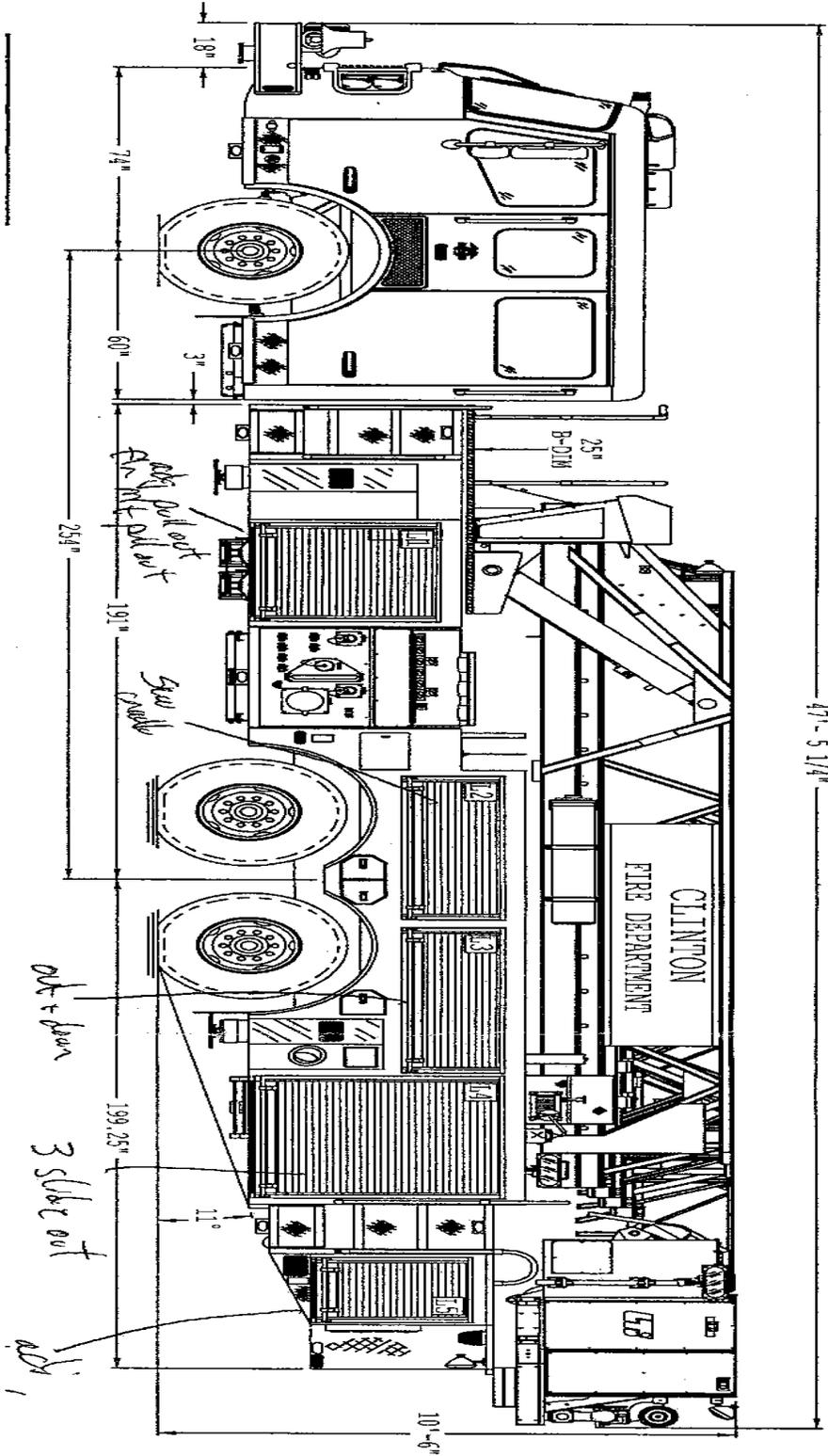
To: Land Use Board  
From: Jack Daniels, Fire Official  
CCed: Jeff Hedden, Fire Chief  
Dave Durand, Deputy Fire Chief  
Frank Setnicky, South Branch Rescue Squad Chief  
File  
Date: February 21, 2022  
Re: Ansuya Riverbend, LLC; Phase 2 & 3 Site Plan Review

The following items are the result of a review of the plans provided to the Clinton Fire Prevention Bureau and the Clinton Fire Department. The plans submitted are dated 12/11/2020, revised 6/11/2021 by Engineering & Land Planning, plan pages 1-15. There was a previous submission of architectural plans dated 6/25/20 that appear not to be a part of this current application. Please advise if the architectural type plans by ksd Architecture plan pages SK-1 through SK-6 are to be used as part of this application. (I highly recommend that a meeting be arranged to discuss the specifics of each proposed structure in order to coordinate the necessary site fire safety aspects.)

1. The building/s will require the installation of an NFPA 13 sprinkler system. The sprinkler system fire department connection/s (FDC) need to be located off the building/s (free standing) and is required to be located as per the Fire Marshal and Fire Department Chief Fire Officer. The restaurant FDC would be located next to the new fire hydrant (see # 5 below) and the 3 story hotel FDC would be located in the island of the existing hydrant to the north of the proposed hotel. These FDC location/s need to be indicated on the plans. These locations provide the ability of the apparatus to remain out of the drivable pathway and out of the collapse zone of the respective buildings. (If the 1200 sq ft building is to have a sprinkler system installed this will also require the FDC to be free standing and located per the Fire Official; and Fire Department Chief Fire Officer),
2. Please indicate the location of the sprinkler riser room for each building,
3. The FDC connection/s need to be the 5" Storz type fitting with the 30° downward angled fitting with the top of the fitting no more than 30" above grade. Details of this are needed on the plans,
4. All FDC's must be properly labeled in accordance with the UFC and the local Town Code amendments for the identification sign (section 77-9.D.). Please indicate this on the plan and provide a detail of the sign,

5. There is the need for an additional fire hydrant to be installed along the easterly drive between the proposed restaurant and 3 story hotel. This location is just east of the new 8" water line to be installed for the proposed restaurant. The reason for the added hydrant is to prevent the driveway/s from being obstructed by the large fire hose used,
6. Standpipes may be required for the hotel building if the floor level of the highest floor is more than 30 feet above lowest level of fire department vehicular access. If a standpipe is to be installed, there is a requirement to have one installed during construction. The ability of the fire department to use and supply the standpipe must be provided and indicated (noted) on the plans,
7. No combustibles are permitted on the site until the fire hydrants are installed and approved. This must be noted on the plans,
8. The required Knox Box location needs to be located per the Fire Marshal and Fire Department Chief Fire Officer. This approved location needs to be indicated on the plans,
9. A fire alarm system is required to be installed if the hotel and likely the restaurant: the location of the fire alarm panel/s and annunciator/s need to be addressed and coordinated with the Fire Marshal and Fire Department Chief Officer. The location of these fire alarm components need to be indicated on the plans,
10. Please provide a circulation plan showing the ability of the fire department ladder truck being able to maneuver through the site (Ladder Truck detail included below).
11. Will there be any generator/s installed and if so where; what is the fuel source?
12. Are there plans for any rooftop or ground mounted solar systems to be installed? If so please indicate this on the plans so to coordinate fire department access,
13. There appears to be an elevator to be installed based on the previous architectural plans. This will require the approval of the local First Aid and Rescue Squad.

The Clinton Fire Prevention Bureau requires a plan review of any revised plans submitted. If you would like to discuss this further I would be happy to assist with any fire related site plan comments/review. I may be reached via cell: 908-468-1696. Should you wish to use email, please contact me via [jdaniels@clintonnj.gov](mailto:jdaniels@clintonnj.gov). Thank you for your assistance in this matter and the opportunity to provide a fire safety review.



17'-5 1/4"